

**3-UNIT
MULTI-FAMILY
APARTMENT BUILDING**


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ALL PROSPECTIVE BUYERS ARE STRONGLY ADVISED AND REQUIRED TO CONDUCT THEIR OWN INDEPENDENT AND THOROUGH DUE DILIGENCE INVESTIGATION OF THE PROPERTY AND ALL MATTERS RELATED THERETO, INCLUDING BUT NOT LIMITED TO PHYSICAL CONDITION, STRUCTURAL INTEGRITY, ENVIRONMENTAL CONDITIONS, ZONING, LAND USE, RENT CONTROL, TENANT RIGHTS, VACANCY DELIVERY FEASIBILITY, ADU OR DEVELOPMENT FEASIBILITY, LEGAL STATUS, TITLE, SURVEY, TAXATION, INSURANCE, FINANCING AVAILABILITY, AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

NEITHER SELLER NOR BROKER SHALL HAVE ANY LIABILITY WHATSOEVER FOR ANY LOSSES, DAMAGES, OR CLAIMS RESULTING FROM THE USE OR RELIANCE UPON THE INFORMATION CONTAINED HEREIN. PROSPECTIVE BUYERS SHALL RELY SOLELY ON THEIR OWN INSPECTIONS, INVESTIGATIONS, AND THE ADVICE OF THEIR OWN LEGAL, TAX, FINANCIAL, AND REAL ESTATE ADVISORS.

THIS MATERIAL IS NOT INTENDED TO CONSTITUTE LEGAL, TAX, OR FINANCIAL ADVICE. NO OFFER OR SALE OF THE PROPERTY SHALL BE DEEMED TO HAVE BEEN MADE UNTIL A DEFINITIVE PURCHASE AND SALE AGREEMENT HAS BEEN FULLY EXECUTED BY ALL PARTIES.

Information Deemed Reliable but not Guaranteed



INVESTMENT OFFERING

EXECUTIVE SUMMARY

Located in the heart of Historic Filipinotown within Los Angeles, and adjacent to the highly sought-after Silver Lake and Echo Park neighborhoods, 275 S. Union Ave. presents a compelling multifamily investment opportunity with strong in-place income and meaningful upside.

The property consists of three well-sized units with an efficient unit mix of (5 Bed / 2 Bath), (2 Bed / 1 Bath), and (4 Bed / 1 Bath), catering to sustained rental demand in a supply-constrained urban location near major employment centers, retail, schools, and public transportation.

Two of the three units will be delivered vacant at close of escrow, providing the buyer with immediate operational control and the ability to reposition the property to full market rents without delay; an increasingly rare advantage in the current Los Angeles multifamily landscape.

An on-site storage structure offers potential for ADU conversion, subject to buyer verification, creating an additional value-add pathway for future income growth.

Tenants are responsible for all utilities, supporting lean operating expenses and enhanced cash flow. On a proforma basis, the property operates at an approximately 8.39% cap rate and 9.13 GRM, generating \$9,000+ per month in projected positive cash flow, prior to debt service.

This asset is ideally suited for investors seeking immediate rent growth, strong yield, and long-term appreciation in one of Los Angeles' most dynamic rental submarkets.

The property is situated within an R3 zoning designation, which may allow for by-right development of up to approximately 8 residential units, with additional density potential under the City of Los Angeles ED1 program, potentially supporting 20+ units, subject entirely to buyer verification.

Any references to zoning, unit count, density, ADU potential, ED1 eligibility, or development feasibility are provided for informational and marketing purposes only and do not constitute a representation, warranty, or guarantee of entitlement, approval, or development outcome. All development potential must be independently verified by the buyer with the City of Los Angeles and through buyer's own land-use attorneys, architects, engineers, planners, and other professional advisors.

No assurances are made regarding ED1 applicability, ministerial approval, timelines, construction feasibility, costs, or economic viability. Buyer shall rely solely on their own due diligence, investigations, and consultations with appropriate professionals to determine zoning compliance and development potential.

DO NOT DISTURB OCCUPANTS.

Property tours of vacant unit by appointment only.

Occupied unit can be toured with an accepted offer, subject to interior walk-through.

Cash flow, net income, and returns may vary based on interest rates, loan structure, and down payment.

Note: Seller is completing some city required repairs that will be completed prior to close of escrow. Inquire for more details.

Information Deemed Reliable but not Guaranteed

FINANCIAL ANALYSIS



Income & Expense Schedule

| | | |
|---|----------------|-------------------|
| PURCHASE PRICE | \$1,299,900.00 | |
| DOWN PAYMENT 35% | \$ | 454,965.00 |
| INTEREST RATE | 6.000% | |
| INCOME: | | |
| MONTHLY INCOME | \$ | 12,550.00 |
| YEARLY INCOME | \$ | 150,600.00 |
| EXPENSES: | | |
| INSURANCE (EST) | \$ | 4,000.00 |
| REPAIR/MAINTENANCE | \$ | 5,000.00 |
| PROPERTY TAX ON PURCHASE 1.25% | \$ | 16,248.75 |
| VACANCY 3% | \$ | 4,518.00 |
| TOTAL EXPENSES | \$ | 29,766.75 |
| NOI | \$ | 120,833.25 |
| DEBT SERVICE 30 YEAR AMORTIZATION AT 6.0% | \$ | 60,789.75 |
| GROSS RATE MULTIPLIER | | 8.63 |
| CAP RATE | | 8.39% |
| DSCR | | 1.794 |

DISCLAIMER: FINAL PRICE & NUMBERS ARE ESTIMATED AND SUBJECT TO MARKET CHANGES

RENT ROLL / UNIT MIX

| # | UNIT COUNT | UNIT # | # BEDS | # BATHS | STATUS | LEASE START | LEASE END | EST. SQFT | CURRENT RENT | SECURITY DEPOSIT | PAST DUE | RENT AFTER 3% ESCALATION ON RENEWAL |
|-------|------------|---------|--------|---------|----------|-------------|-----------|-----------|--------------|------------------|----------|-------------------------------------|
| 1 | 275 | 275 | 4 | 1 | OCCUPIED | 3/1/20 | M-M | 1595 | \$ 5,200.00 | \$ - | \$ - | \$ 5,356.00 |
| 2 | 275.5 | 275 1/2 | 2 | 1 | VACANT | | | 900 | \$ 3,000.00 | \$ - | \$ - | \$ 3,090.00 |
| 3 | 1701 | 1701 | 5 | 2 | VACANT | | | 1440 | \$ 4,350.00 | \$ - | \$ - | \$ 4,480.50 |
| TOTAL | | | 11 | 4 | | | | 3935 | \$ 12,550.00 | \$ - | \$ - | \$ 12,926.50 |

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Vacant Units are at Proforma Rent. Buyer to complete own Rent Survey to Satisfy the potential Market Rate

FINANCIALS AT AQUISITION

| | |
|----------------------------------|-----------------------|
| PURCHASE PRICE | \$1,299,900.00 |
| DOWN PAYMENT | \$ 454,965.00 |
| FIRST LOAN AMOUNT | \$844,935.00 |
| PERCENTAGE OR DOWN (LTV): | 35% |
| INTEREST RATE | 6.000% |
| PROPERTY TAX RATE | 1.2500% |
| AMORTIZATION YEARS | 30 |

| | |
|------------------------------|-------|
| GROSS RATE MULTIPLIER | 8.63 |
| CAP RATE | 8.39% |
| (ROE) CASH ON CASH | 5.71% |
| DSCR | 1.794 |

| | MONTHLY INCOME | YEARLY INCOME |
|--|----------------|---------------|
|--|----------------|---------------|

| | | |
|-------------------------------|--------------|---------------|
| GROSS INCOME (CURRENT-ACTUAL) | \$ 12,550.00 | \$ 150,600.00 |
|-------------------------------|--------------|---------------|

| | MONTHLY EXPENSES | YEARLY EXPENSES |
|--|------------------|-----------------|
|--|------------------|-----------------|

BASED ON PROFORMA INCOME & EXPENSES

| | | |
|---|--------------------|---------------------|
| CITY FEE'S | \$ 26.67 | \$ 320.07 |
| LANDSCAPING | \$ 60.00 | \$ 720.00 |
| INSURANCE | \$ 333.33 | \$ 4,000.00 |
| MAINTENANCE/REPAIRS | \$ 416.67 | \$ 5,000.00 |
| UTILITIES | \$ 300.00 | \$ 3,600.00 |
| Property Tax Based on Purchase Price | \$ 1,354.06 | \$ 16,248.75 |
| MANAGEMENT FEE - ESTIMATED 4.75% | \$ 596.13 | \$ 7,153.50 |
| VACANCY 3% | \$ 376.50 | \$ 4,518.00 |
| Total Expenses | \$ 3,463.36 | \$ 41,560.32 |

| | MONTHLY MORTGAGE EXPENSE | YEARLY MORTGAGE EXPENSE |
|--|--------------------------|-------------------------|
|--|--------------------------|-------------------------|

| | | |
|-------------------------|-------------------|---------------------|
| Mortgage Expense | \$5,065.81 | \$ 60,789.75 |
|-------------------------|-------------------|---------------------|

POSITIVE CASH FLOW AFTER DEBT SERVICE:

| | MONTHLY NOI | YEARLY NOI |
|--|-------------|------------|
|--|-------------|------------|

| | | |
|------------------------|-------------|---------------|
| NOI (PRE-DEBT SERVICE) | \$ 9,086.64 | \$ 109,039.68 |
|------------------------|-------------|---------------|

| | MONTHLY NOI AFTER DEBT SERVICE | YEARLY NOI AFTER DEBT SERVICE |
|--|--------------------------------|-------------------------------|
|--|--------------------------------|-------------------------------|

| | | |
|--|-------------|--------------|
| | \$ 4,020.83 | \$ 48,249.93 |
|--|-------------|--------------|

DISCLAIMERS:

*ACCURACY IS NOT GUARANTEED AND BUYER/INVESTOR SHALL COMPLETE THEIR OWN THOROUGH DUE DILLIGENCE



PROPERTY
PHOTOS
&
FLOOR PLANS



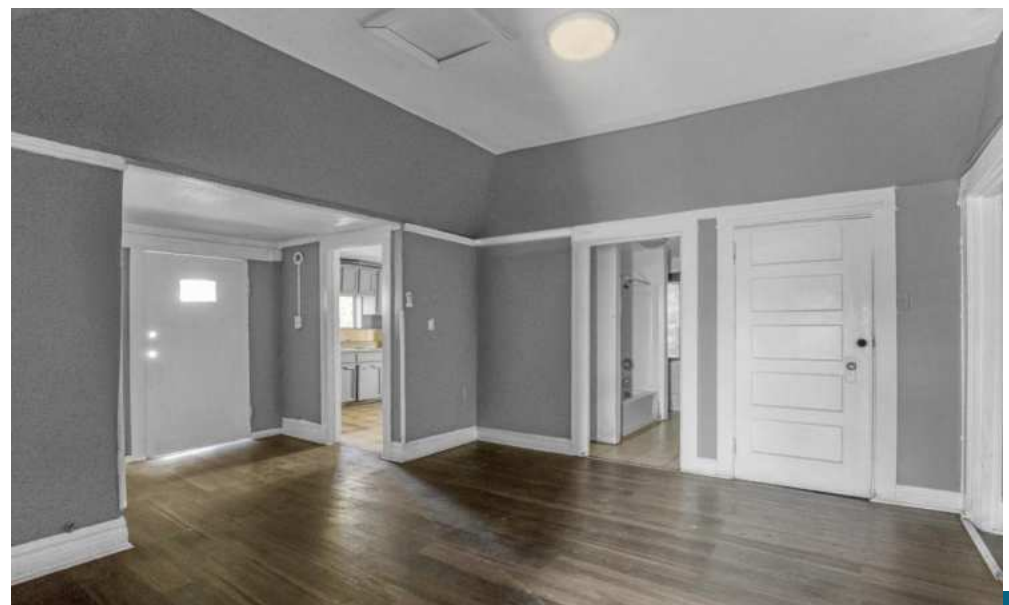
INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



EXTERIOR PHOTOS



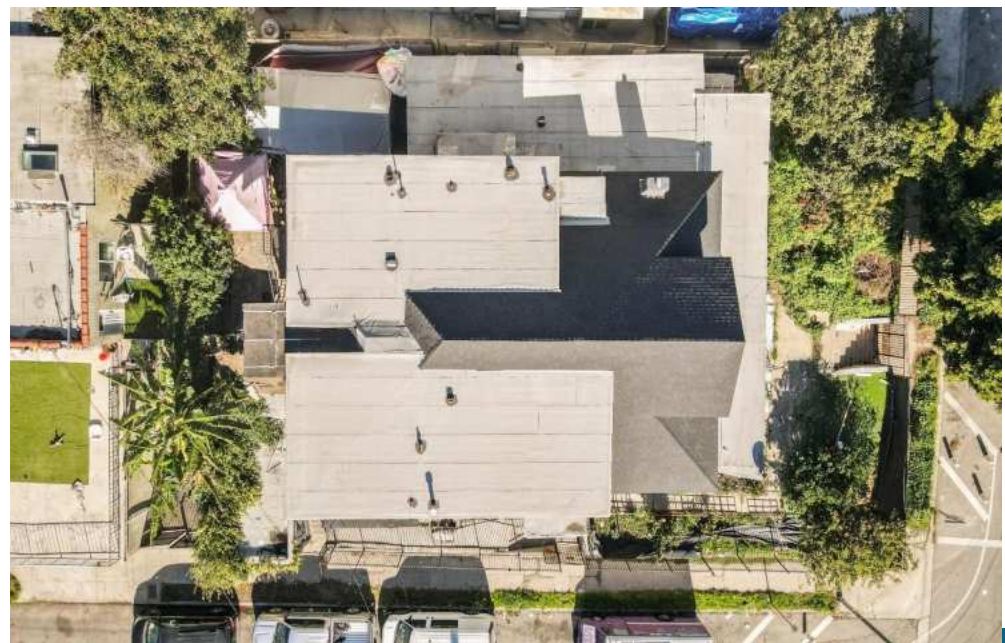
EXTERIOR PHOTOS



EXTERIOR PHOTOS



EXTERIOR PHOTOS



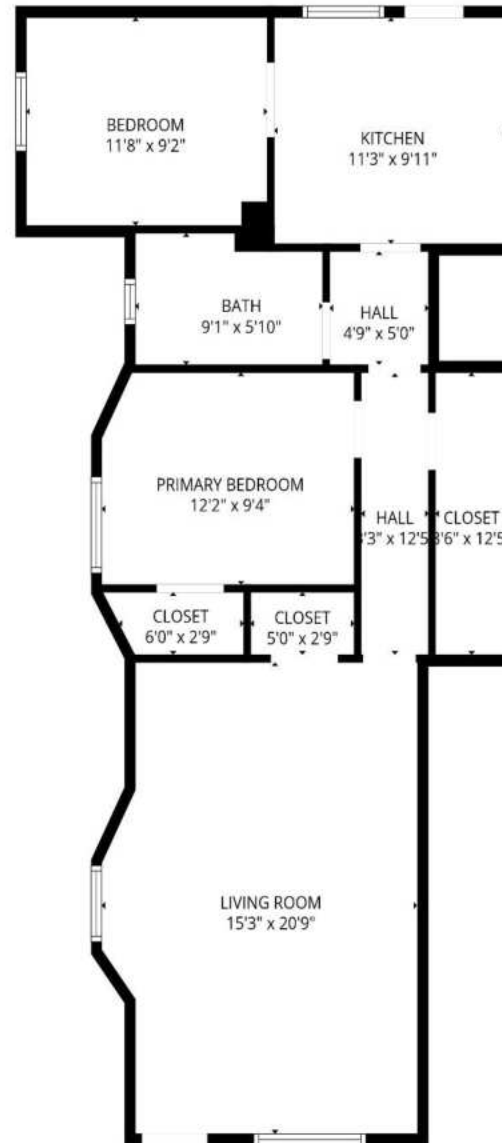
EXTERIOR PHOTOS



EXTERIOR PHOTOS



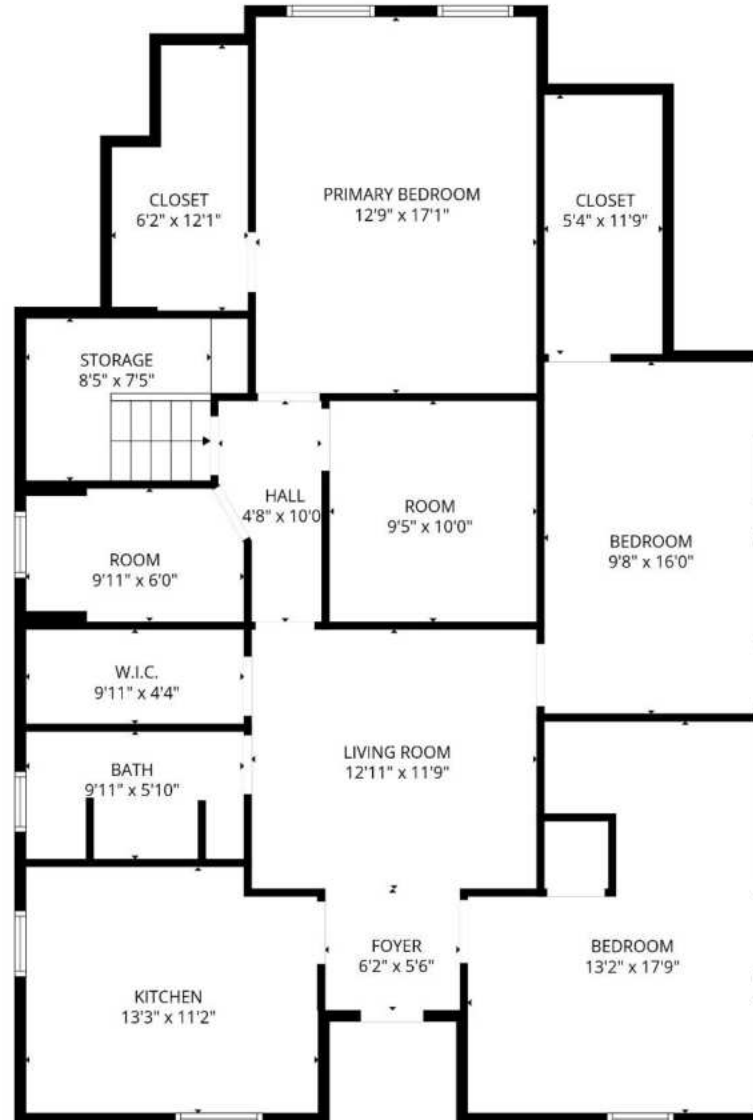
FLOOR PLAN 1



DISCLAIMER: Floor plans, square footage, and measurements are derived from third-party sources and may not be accurate. No representations or warranties are made. Buyer shall rely solely on its own inspections, investigations, and independent conclusions.

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FLOOR PLAN 2



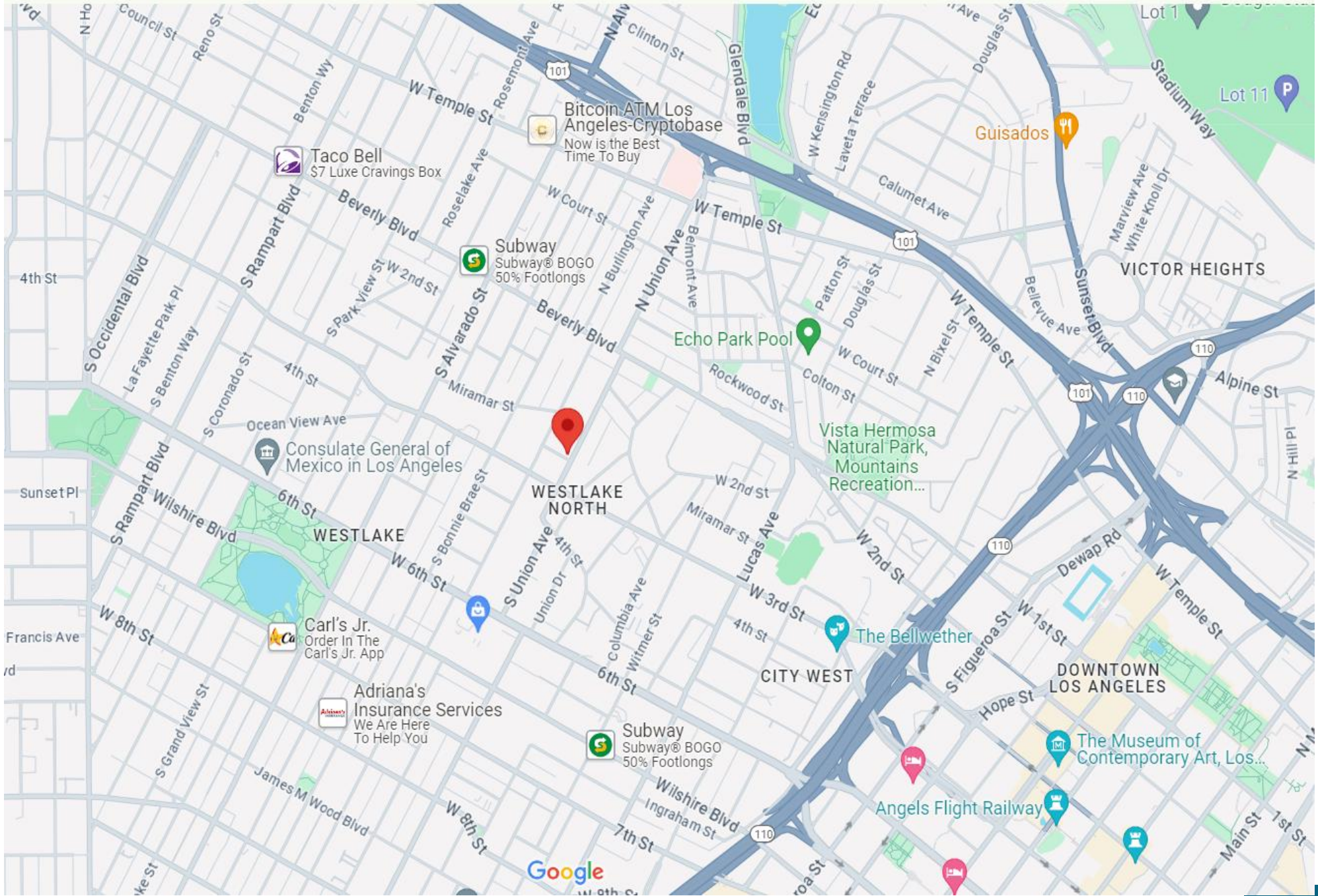
DISCLAIMER: Floor plans, square footage, and measurements are derived from third-party sources and may not be accurate. No representations or warranties are made. Buyer shall rely solely on its own inspections, investigations, and independent conclusions.

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

MAPS
&
AERIALS



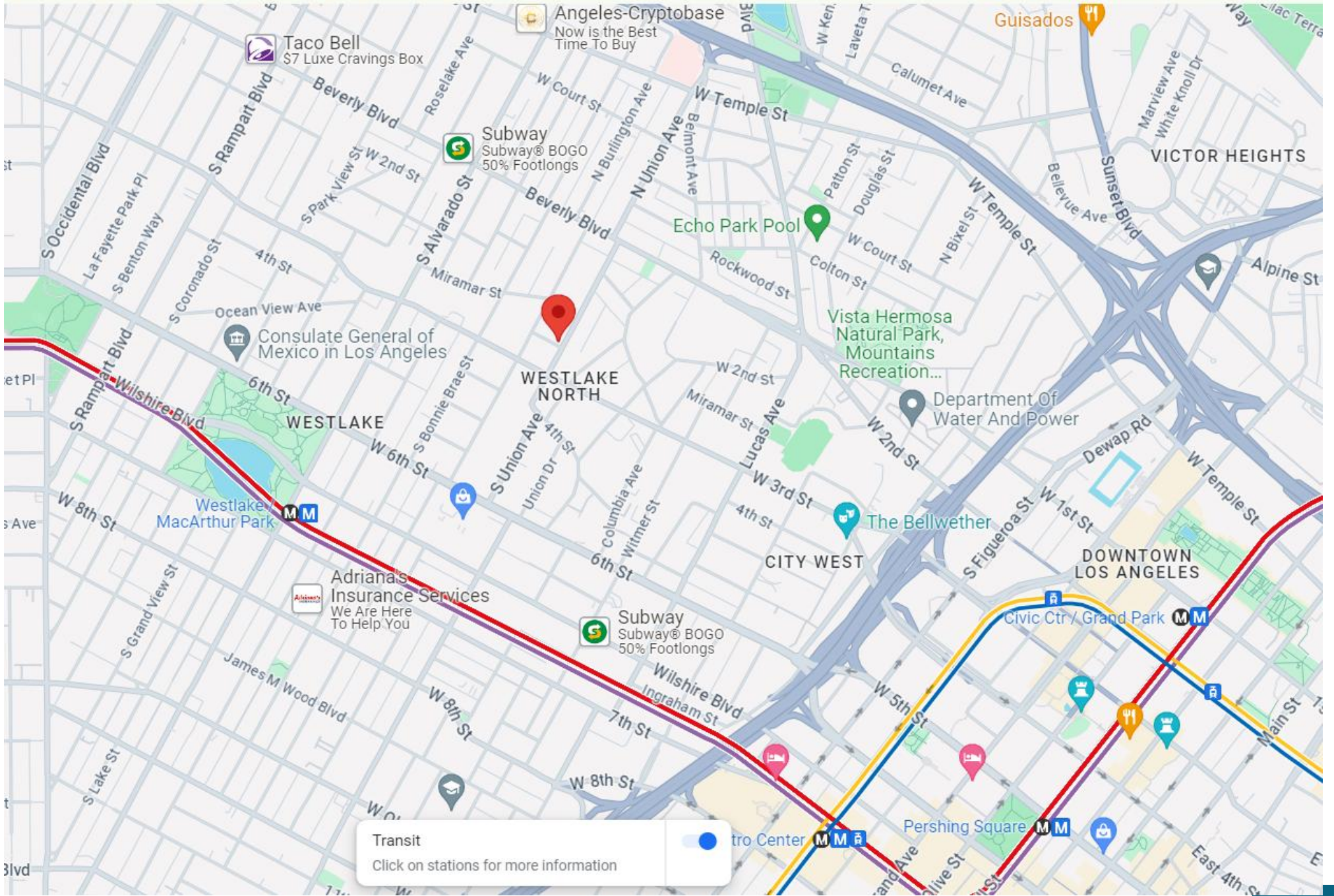
MAP LOCATION OF PROPERTY



MAP – TRAFFIC VIEW



TRANSIT VIEW





DEMOGRAPHICS



DEMOGRAPHICS

Population

| | 2 miles | 5 miles | 10 miles |
|-----------------------------|---------|-----------|-----------|
| 2020 Population | 322,821 | 1,193,832 | 3,446,322 |
| 2024 Population | 326,919 | 1,154,748 | 3,288,542 |
| 2029 Population Projection | 322,341 | 1,121,353 | 3,178,431 |
| Annual Growth 2020-2024 | 0.3% | -0.8% | -1.1% |
| Annual Growth 2024-2029 | -0.3% | -0.6% | -0.7% |
| Median Age | 37.7 | 37.5 | 38.4 |
| Bachelor's Degree or Higher | 32% | 30% | 32% |
| U.S. Armed Forces | 37 | 302 | 1,130 |

THIS INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED.

DEMOGRAPHICS

Households

| | 2 miles | 5 miles | 10 miles |
|--|---------|---------|-----------|
| 2020 Households | 134,802 | 443,784 | 1,246,004 |
| 2024 Households | 137,549 | 433,940 | 1,196,265 |
| 2029 Household Projection | 135,855 | 422,684 | 1,158,018 |
| Annual Growth 2020-2024 | 1.6% | 1.0% | 0.6% |
| Annual Growth 2024-2029 | -0.2% | -0.5% | -0.6% |
| Owner Occupied Households | 10,956 | 76,834 | 347,594 |
| Renter Occupied Households | 124,899 | 345,850 | 810,424 |
| Avg Household Size | 2.2 | 2.5 | 2.6 |
| Avg Household Vehicles | 1 | 1 | 2 |
| Total Specified Consumer Spending (\$) | \$3.3B | \$11.7B | \$36.8B |

THIS INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED.

DEMOGRAPHICS

Income

| | 2 miles | 5 miles | 10 miles |
|-------------------------|----------|----------|----------|
| Avg Household Income | \$74,215 | \$82,170 | \$94,577 |
| Median Household Income | \$50,169 | \$56,380 | \$67,311 |
| < \$25,000 | 41,210 | 112,404 | 258,801 |
| \$25,000 - 50,000 | 27,410 | 85,050 | 211,357 |
| \$50,000 - 75,000 | 20,700 | 67,785 | 181,672 |
| \$75,000 - 100,000 | 14,788 | 48,631 | 142,825 |
| \$100,000 - 125,000 | 10,218 | 34,582 | 107,726 |
| \$125,000 - 150,000 | 6,022 | 22,469 | 71,885 |
| \$150,000 - 200,000 | 8,806 | 28,681 | 93,569 |
| \$200,000+ | 8,395 | 34,337 | 128,428 |

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